

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Poplar Avenue, 140 ft. W
 of Potomac Avenue * ZONING COMMISSIONER
 4608 Poplar Avenue
 13th Election District * OF BALTIMORE COUNTY
 1st Councilmanic District
 Jerry E. Housand, Petitioner * Case No. 95-242-A
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4608 Poplar Avenue in the Halethorpe section of Baltimore County. The Petition is filed by Jerry E. Housand, property owner. Relief is requested from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow two recreational vehicles to be parked on the subject property, 1 ft. from the side property line and 25 ft. in front of the dwelling, in lieu of the requirement that only 1 recreational vehicle be allowed, and that same be a minimum of 2-1/2 ft. from the side property line and set back 8 ft. behind the front building line of the dwelling. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was Jerry E. Housand, Petitioner and Sharon Housand, his wife. Also present were Robert E. Young and Deborah L. Young. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject site is .16 acres and is zoned D.R.5.5. The subject lot is located within a residential community in the Halethorpe area. The property is improved by an existing framed dwelling as shown on the site plan and photographs submitted. To the rear of the dwelling is an attached screened-in porch, an inground pool and a storage shed. Vehicular access to the site is by way of a macadam/graveled driveway on the west side of the site.

ORDER FILED TO DISMISS
 Date 2/7/95
 By M. Park

MICROFILMED

The Petitioner testified that he would suffer a practical difficulty if required to comply with the regulations. He noted that there is no place for the storage of these vehicles elsewhere on the site. As shown on the site plan, the driveway ends at a point equal to the rear building line of the existing dwelling. Moreover, the back yard is fenced as required because of the location of the inground pool. The property owner presented a Petition signed by numerous neighbors who have no objection to the storage of the vehicles as noted above. The Petitioner believes that a grant of the relief requested will not adversely affect the surrounding locale.

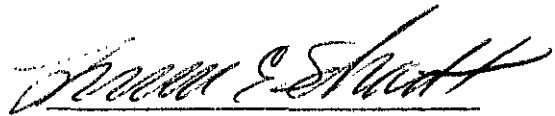
Based upon the uncontradicted testimony and evidence offered, I am persuaded to grant the Petition. The unusual site constraints imposed by the property's configuration and use satisfies the practical difficulty burden as required in Section 307 of the BCZR. Moreover, there is no evidence that a grant of the relief requested will, in any manner, adversely affect the surrounding locale. For the foregoing reasons, the Petition shall and will be granted.

-2-

[Handwritten musical notation]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of February, 1995 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow two recreational vehicles to be parked on the subject property, 1 ft. from the side property line and 25 ft. in front of the dwelling, in lieu of the requirement that only 1 recreational vehicle be allowed, and that same be a minimum of 2-1/2 ft. from the side property line and set back 8 ft. behind the front building line of the dwelling, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECORDED & INDEXED

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 16, 1995

Mr. Jerry E. Housand
4608 Poplar Avenue
Halethorpe, Maryland 21227

RE: Case No. 95-242-A
Petition for Variance
Location: 4608 Poplar Avenue

Dear Mr. Housand:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED



95-242-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4608 Poplar Ave
which is presently zoned D.R.5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) ~~101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200~~

115A I.A. TO ALLOW 2 RECREATIONAL VEHICLES TO BE PARKED 1 FT. FROM THE SIDE PROPERTY LINE AND 25 FT. IN FRONT OF THE DWELLING FRONT FOUNDATION LINE, IN LIEU OF 1 RECREATIONAL VEHICLE, 20.5 FT. SIDE SETBACK AND 8 FT. BEHIND THE FRONT FOUNDATION LINE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO ALLOW me to park Both of my Recreational Vehicles on my property (in my driveway) at the same time! "Practical Difficulty" - Because of Backyards Improvements I am unable to park my recreational vehicles any further back in the yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

95-242-A

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4608 Poplar Ave (410) 242-4637
Address Phone No.

Haltorpe MD 21227
City State Zipcode

Name, Address and phone number of representative to be contacted.

SAME AS ABOVE
Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink
on Recycled Paper



MICROFILMED

238

ZONING DESCRIPTION FOR

4608 Poplar Ave
(address)

95-242-A

Beginning at a point on the North side of Poplar Ave.
(north, south, east or west) (name of street)

which is 50'
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 140' WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street

(name of street)

which is Patomac Ave. wide. *Being Lot^s # 46, 46 1/2
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of HALETHORPE
(name of subdivision)

as recorded in Baltimore County Plat Book # 5, Folio # 40, containing

6250'46" Also known as 4608 POPLAR Ave.
(square feet or acres) (property address)

and located in the 13 Election District, 1 Councilmanic District.

95-242-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-742-A

District: 3rd Date of Posting: 1/26/95
Posted for: Variances
Petitioner: Jerry Howard
Location of property: 4608 Poplar Ave, N/S
Location of Signs: Facing roadway, on property, being zoned C
Remarks: _____
Posted by: [Signature] Date of return: 2/3/95
Signature
Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-242-A
(Item 238)
4806 Poplar Avenue
N/S Poplar Avenue, 140' W
of Potomac Avenue
13th Election District
1st Councilmanic
Legal Owner(s):
Jerry E. Housand
Hearing: Tuesday,
February 14, 1995 at
9:00 a.m. in Rm. 118, Old
Courthouse.

Variance to allow 2 recreational vehicles to be parked 1 foot from the side property line and 25 feet in front of the dwelling front foundation in lieu of 1 recreational vehicle with a 2.5 foot side setback and 8-foot behind the front foundation line.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or hearing, Please Call 887-3391.
1/250 January 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan 27, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 26, 1995.

THE JEFFERSONIAN,

A. H. Erickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

95-242-A receipt

Account: R-001-6150

Number

235

Date

1-10-95.

JERRY Housard.

4608 Poplar Hill.

OK VAN. (Per.)

150

150 SICK

35

TOTAL

185

95-242-A

RECEIVED

RECEIVED

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

95-242-A



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

95-242-A

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 238

Petitioner: JERRY HOUSAND

Location: 4608 Poplar Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JERRY HOUSAND

ADDRESS: 4608 Poplar Ave

Haltsthorpe Md. 21227

PHONE NUMBER: (410) 242-4637

AJ:ggg

MICROFILMED

(Revised 04/09/93)

238

13



95-242-A

TO: PUTUMENT PUBLISHING COMPANY
January 26, 1995 Issue - Jeffersonian

Please forward billing to:

Jerry Housand
4608 Poplar Avenue
Halethorpe, MD 21227
242-4637

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-242-A (Item 238)
4608 Poplar Avenue
N/S Poplar Avenue, 140' W of Potomac Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Jerry E. Housand
HEARING: TUESDAY, FEBRUARY 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

95-242-A

Variance to allow 2 recreational vehicles to be parked 1 foot from the side property line and 25 feet in front of the dwelling front foundation in lieu of 1 recreational vehicle with a 2.5 foot side setback and 8-foot behind the front foundation line.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

95-242A

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

JANUARY 19, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-242-A (Item 238)

4608 Poplar Avenue

N/S Poplar Avenue, 140' W of Potomac Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): Jerry E. Housand

HEARING: TUESDAY, FEBRUARY 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow 2 recreational vehicles to be parked 1 foot from the side property line and 25 feet in front of the dwelling front foundation in lieu of 1 recreational vehicle with a 2.5 foot side setback and 8-foot behind the front foundation line.

95-242-A

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Jerry E. Housand

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 6, 1995

Mr. Jerry E. Housand
4608 Poplar Avenue
Halethorpe, Maryland 21227

RE: Item No.: 238
Case No.: 95-242-A
Petitioner: J. E. Housand

Dear Mr. Housand:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 30, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238 239, 240, 242, and 243

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 1/25/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 1/23/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

238 ✓

239

240

241

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/24/93

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
PH: 310P-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242
AND 243.

RECEIVED
JAN 25 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 687 4881, MS-110PF

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-18-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: *\$ 238 (JRA)*

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

RE: PETITION FOR VARIANCE
4608 Poplar Avenue, N/S Poplar Avenue,
140' W of Potomac Avenue, 13th Election
District, 1st Councilmanic

Jerry E. Housand
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 95-242-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Jerry E. Housand, 4608 Poplar Avenue, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

I AM APPLYING FOR A VARIANCE FROM BALTIMORE COUNTY WHICH WILL ALLOW ME TO PARK TWO (2) RECREATIONAL VEHICLES ON MY PROPERTY OR IN MY DRIVE WAY AT THE SAME TIME.

6/1/2006

Print Name	Address	Signature
Will Bird	4607 REEB AVE	Will Bird
HENRY A. PIKARSKI	4607 REEB AVE	Henry A. Pikarski
MARY E. PIKARSKI	4607 REEB AVE	Mary E. Pikarski
FREDERIC L. MILNOR	4604 MAPLE AVE.	Frederic L. Milnor
Edna Knapack	4607 Maple Ave	Edna Knapack
Roberta Silva	4507 Ridge Ave	Roberta Silva
Robert A. Johnson	4613 Maple Ave	Robert A. Johnson
Cheryl Turner	4606 Poplar Ave	Cheryl Turner
Walter F. Turner, Jr.	4606 Poplar Ave.	Walter F. Turner, Jr.
REV. MANUEL R. ROMAN	4603 POPLAR AVE.	Rev. Manuel R. Roman
WAYNE A. CROSBY	4603 REEB AVE.	Wayne A. Crosby
ERIC S. CROSBY	4605 REEB AVE.	Eric S. Crosby

238

95-242A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JERRY HOUSAND

4608 Poplar Ave Halethorpe 21227

Robert E Young

938 IMPERIAL CT BALTO 21227

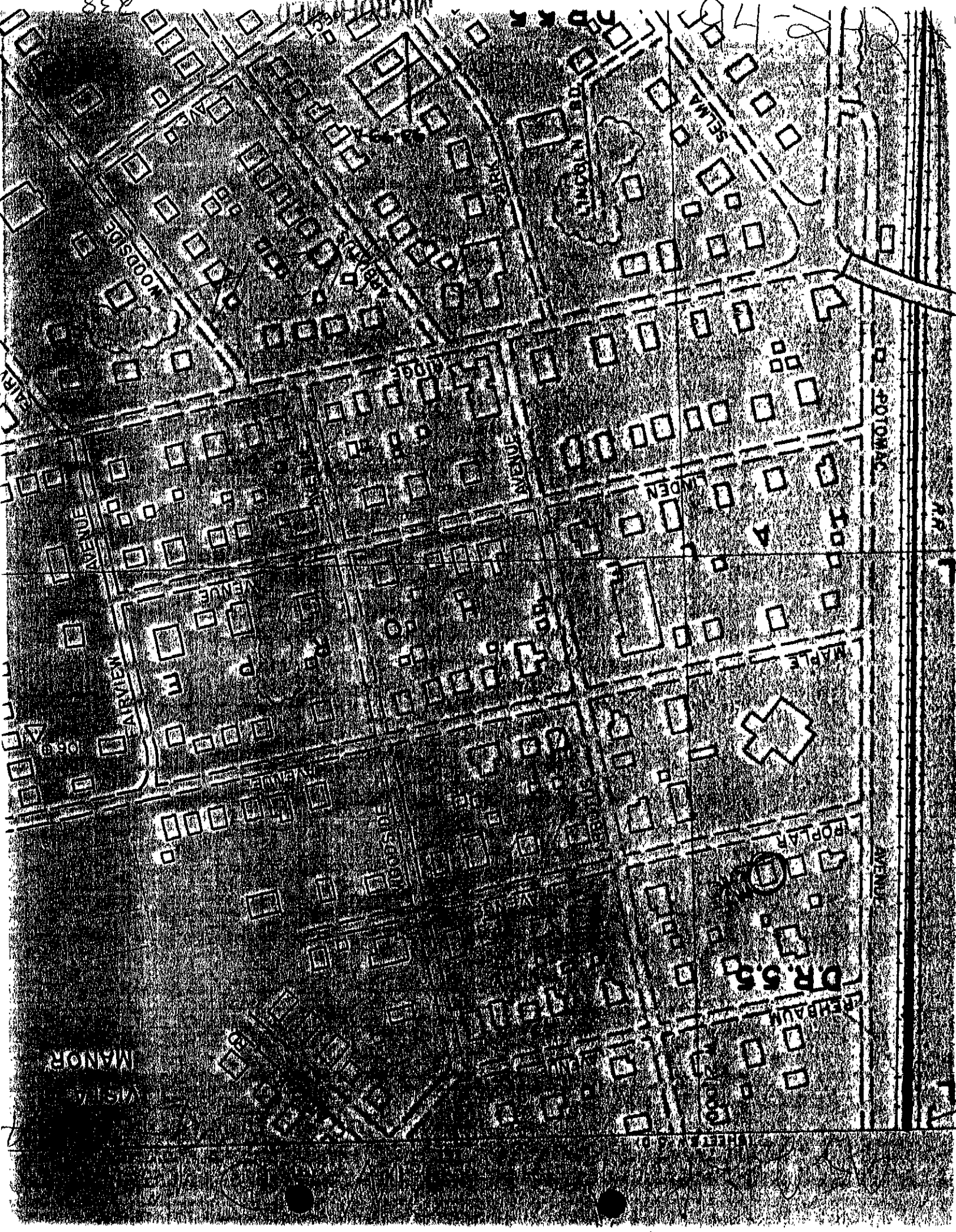
Deborah L Young

938 IMPERIAL CT BALTO 21227

Sharon Housand

4608 Poplar Ave Halethorpe 21227

UNRECORDED



Prepared By J. Howard

1 Counsel District

[illegible]

Scale 1 - 30

Lot Size 0.16 Acres 7000 sq. ft.

Zoned 18.6.5.

Public water + Sewers: Y ☒ ☒

Chesapeake Bay critical Area

Prior Zoning - None

95-242-A

95-242-A

#238

201

Poplar Ave - Blacktop Rd

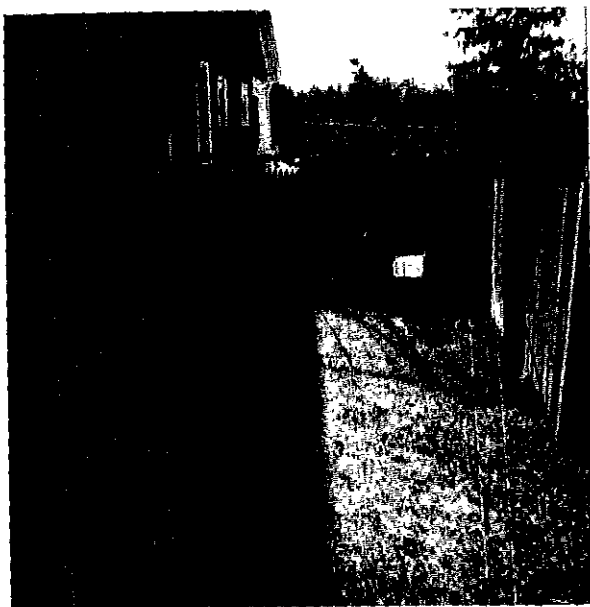
To Aelodus Ave →



Potomac Ave.



Backyard
4608 Poplar Ave 238



Backyard looking thru
play area to
front of house
4608 Poplar Ave 238

MICROFILMED

95-242-A

238



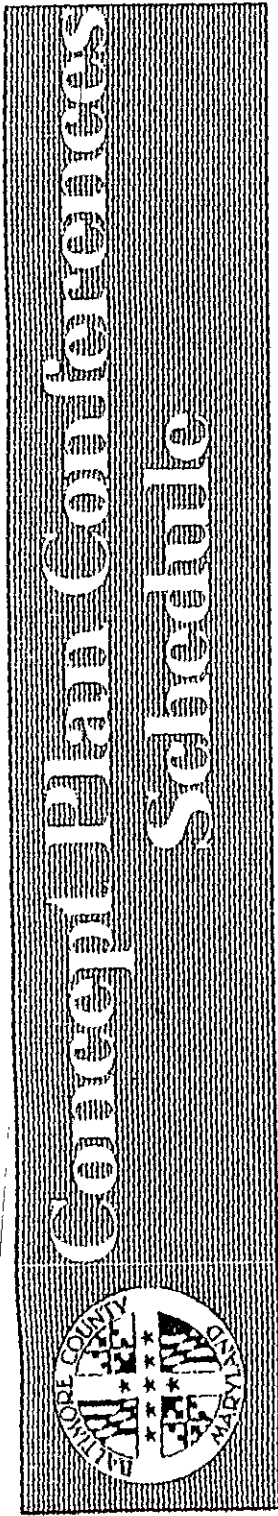
95-242-A

238



4610 Poplar Ave 95-242-A
other side of neighbors house
238





Date:

Monday, January 23, 1995

Meeting Location:

COUNTY OFFICE BUILDING - Room 301
111 West Chesapeake Avenue
Towson, MD 21204

Time: 9:00 am **Project:**

WALNUTWOOD aka MCKEAN PROPERTY

ZADM# III-374

Project Manager:

David C. Flowers

Phone: (410) 887-3321

Project Location:

South side Caves Road,
West of Baronet Road

Elect/Council District: 3C3

Engineer:

KCI Technologies, Inc.

Time: 9:45 am **Project:**

SATYR HILL MANOR

ZADM# IX-631

Project Manager:

Joseph V. Maranto

Phone: (410) 887-3335

Project Location:

North side Hill Avenue,
East of Mountain Avenue

Elect/Council District: 9C6

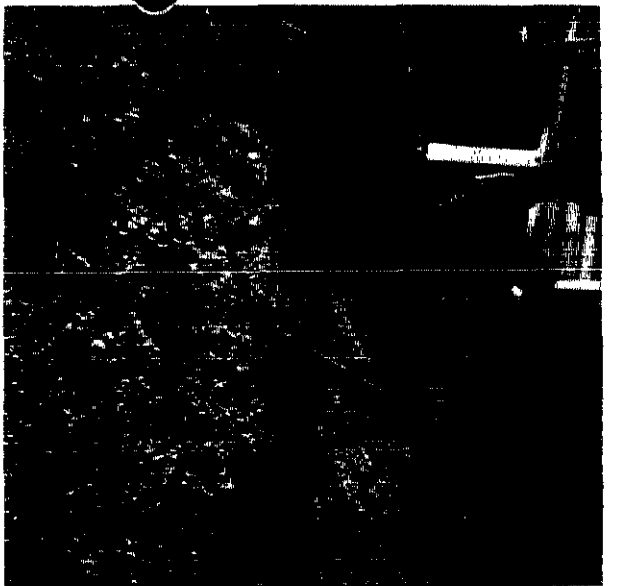
Engineer:

H. Malmud & Associates, Inc.

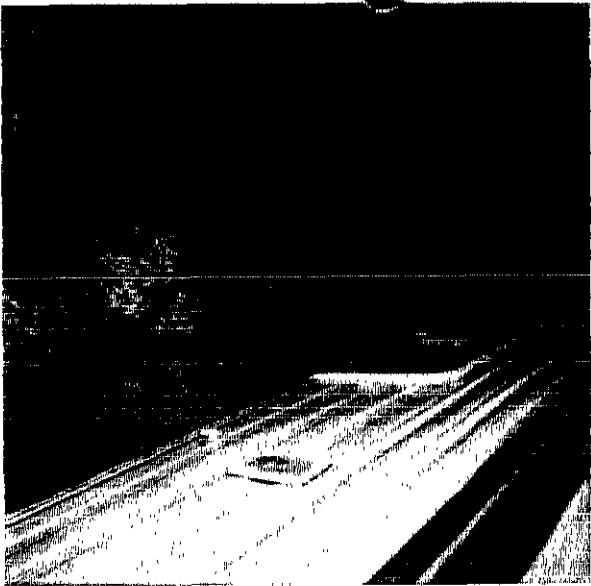
Time: 10:30 am **Project:**

WHITELEY PROPERTY

ZADM# X-325



No tongue weight - Boat on
stand 95-242-A 238



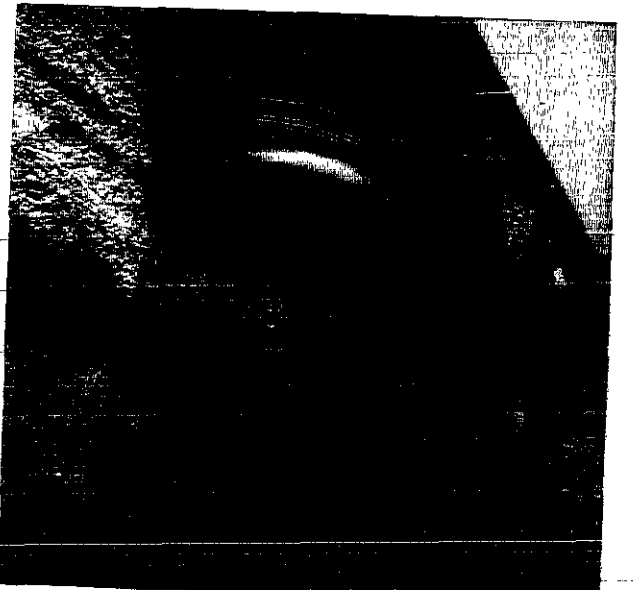
Campers wheels checked.
95-242-A 238



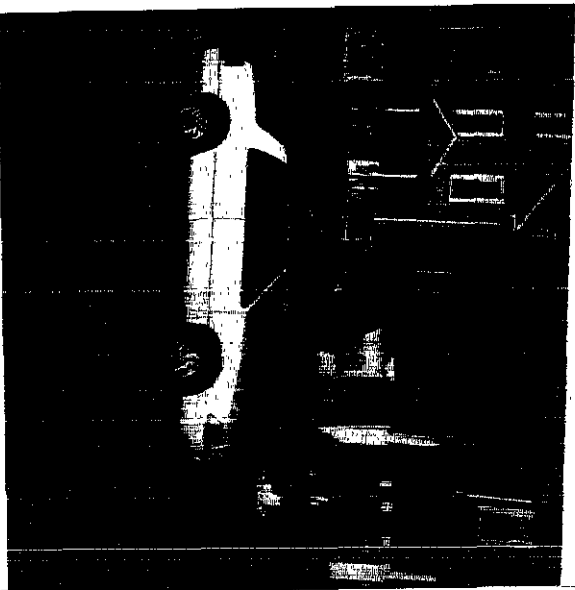
Backyard looking over
fence from driveway to
4608 Poplar Ave Backyard
95-242-A 238



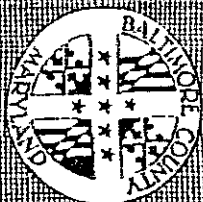
Vehicle is 2 1/2 feet from
plink 95-242-A 238



Boat wheels checked
95-242-A 238



95-242-A 238



Concept Plan Conference Schedule

Date:

Monday, January 23, 1995

Meeting Location:

COUNTY OFFICE BUILDING - Room 301
111 West Chesapeake Avenue
Towson, MD 21204

Time: 9:00 am

Project:

WALNUTWOOD aka MCKEAN PROPERTY

ZADM# III-374

Project Manager:

David C. Flowers

Phone: (410) 887-3321

Project Location:

South side Caves Road,
West of Barronet Road

Elect/Council District:

3C3

Engineer:

KCI Technologies, Inc.

Time: 9:45 am

Project:

SATYR HILL MANOR

ZADM# IX-631

Project Manager:

Joseph V. Maranto

Phone: (410) 887-3335

Project Location:

North side Hill Avenue,
East of Mountain Avenue

Elect/Council District:

9C6

Engineer:

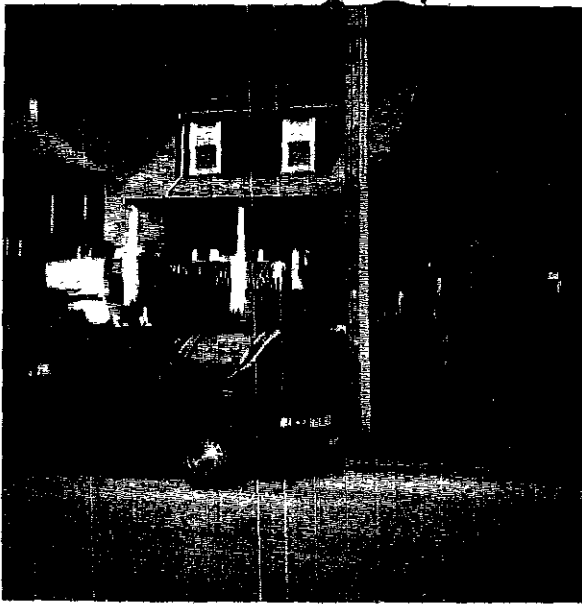
H. Malmud & Associates, Inc.

Time: 10:30 am

Project:

WITTELEY PROPERTY

ZADM# X-325



Right side of House
4608 Poplar Ave

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Poplar Avenue, 140 ft. W * ZONING COMMISSIONER
of Potomac Avenue *
4608 Poplar Avenue * OF BALTIMORE COUNTY
13th Election District *
1st Councilmanic District *
Jerry E. Housand, Petitioner * Case No. 95-242-A
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 4608 Poplar Avenue in the Halethorpe section of Baltimore County. The Petition is filed by Jerry E. Housand, property owner. Relief is requested from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow two recreational vehicles to be parked on the subject property, 1 ft. from the side property line and 25 ft. in front of the dwelling, in lieu of the requirement that only 1 recreational vehicle be allowed, and that same be a minimum of 2-1/2 ft. from the side property line and set back 8 ft. behind the front building line of the dwelling. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was Jerry E. Housand, Petitioner and Sharon Housand, his wife. Also present were Robert E. Young and Deborah L. Young. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject site is .16 acres and is zoned D.R.5.5. The subject lot is located within a residential community in the Halethorpe area. The property is improved by an existing framed dwelling as shown on the site plan and photographs submitted. To the rear of the dwelling is an attached screened-in porch, an inground pool and a storage shed. Vehicular access to the site is by way of a macadam/graveled driveway on the west side of the site.

Photographs and evidence presented was that the Petitioner owns two recreational vehicles which are stored on the site. One of the subject vehicles is a 24 ft. camper. The other is a 24 ft. boat which sits atop a trailer. Both of these vehicles are stored year round on the subject driveway. The camper sits to the rear of the driveway in the side yard of the dwelling. The trailer and boat sit immediately adjacent to the camper, closer to Poplar Avenue. Photographs submitted show the location of these vehicles.

The Petitioner testified that he would suffer a practical difficulty if required to comply with the regulations. He noted that there is no place for the storage of these vehicles elsewhere on the site. As shown on the site plan, the driveway ends at a point equal to the rear building line of the existing dwelling. Moreover, the back yard is fenced as required because of the location of the inground pool. The property owner presented a Petition signed by numerous neighbors who have no objection to the storage of the vehicles as noted above. The Petitioner believes that a grant of the relief requested will not adversely affect the surrounding locale.

Based upon the uncontradicted testimony and evidence offered, I am persuaded to grant the Petition. The unusual site constraints imposed by the property's configuration and use satisfies the practical difficulty burden as required in Section 307 of the BCZR. Moreover, there is no evidence that a grant of the relief requested will, in any manner, adversely affect the surrounding locale. For the foregoing reasons, the Petition shall and will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of February, 1995 that a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow two recreational vehicles to be parked on the subject property, 1 ft. from the side property line and 25 ft. in front of the dwelling, in lieu of the requirement that only 1 recreational vehicle be allowed, and that same be a minimum of 2-1/2 ft. from the side property line and set back 8 ft. behind the front building line of the dwelling, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RE: PETITION FOR ZONING VARIANCE
Date: 2/17/95
By: M. J. Pratt

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 16, 1995

Mr. Jerry E. Housand
4608 Poplar Avenue
Halethorpe, Maryland 21227

RE: Case No. 95-242-A
Petition for Variance
Location: 4608 Poplar Avenue

Dear Mr. Housand:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

Printed with Soybean Ink
on Recycled Paper

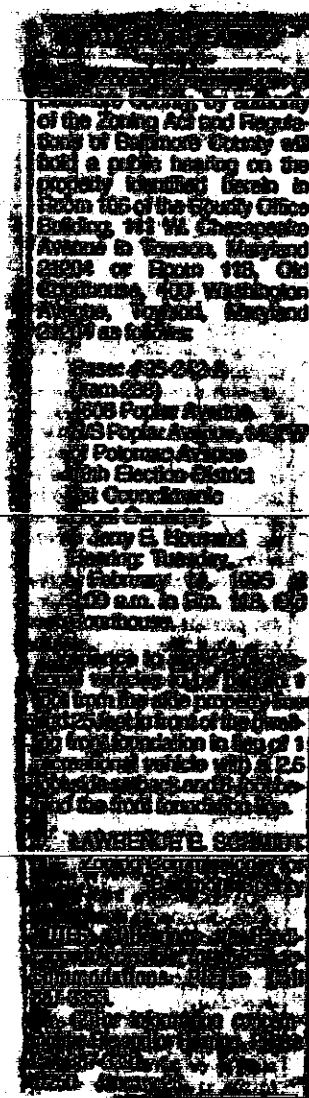
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 1/24/95
Posted for: Variation
Petitioner: Jerry Housand
Location of property: 4608 Poplar Ave., MD
Location of Sign: Along the driveway on property being zoned
Remarks:
Posted by: M. J. Pratt Date of return: 2/17/95
Number of Signs: 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 22, 1995
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 22, 1995

THE JEFFERSONIAN,
A. Housand



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 4608 Poplar Ave
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415.A.1 of the Baltimore County Zoning Regulations (BCZR) to allow two recreational vehicles to be parked 1 ft. from the side property line and 25 ft. in front of the dwelling front foundation line, in lieu of the requirement that only 1 recreational vehicle be allowed, and that same be a minimum of 2-1/2 ft. from the side property line and set back 8 ft. behind the front building line.

To allow me to park both of my recreational vehicles on my property (on my driveway) at the same time! Practical difficulty because of backyard improvements I am unable to park my recreational vehicles any further back in the yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

95-242-A

Legal Owner(s):
Name: Jerry E. Housand
Address: 4608 Poplar Ave
City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

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City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]

Address: 4608 Poplar Ave (410) 242-4637

City: Halethorpe State: MD Zipcode: 21227

Signature: [Signature]



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 238

Petitioner: JERRY Housand

Location: 4608 Poplar Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JERRY Housand

ADDRESS: 4608 Poplar Ave

Halethorpe Md. 21227

PHONE NUMBER: (410) 242-4637

AJ:ggs

(Revised 04/09/93)

TO: PUPPENEY PUBLISHING COMPANY
January 26, 1995 Issue - Jeffersonian

Please forward billing to:

Jerry Housand
4608 Poplar Avenue
Halethorpe, MD 21227
242-4637

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-242-A (Item 238)

4608 Poplar Avenue
W/S Poplar Avenue, 140' W of Potomac Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Jerry E. Housand

HEARING: TUESDAY, FEBRUARY 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow 2 recreational vehicles to be parked 1 foot from the side property line and 25 feet in front of the dwelling front foundation in lieu of 1 recreational vehicle with a 2.5 foot side setback and 8-foot behind the front foundation line.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204
JANUARY 19, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-242-A (Item 238)

4608 Poplar Avenue
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Legal Owner(s): Jerry E. Housand

HEARING: TUESDAY, FEBRUARY 14, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow 2 recreational vehicles to be parked 1 foot from the side property line and 25 feet in front of the dwelling front foundation in lieu of 1 recreational vehicle with a 2.5 foot side setback and 8-foot behind the front foundation line.

Arnold Jablon
Director

cc: Jerry E. Housand

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 6, 1995

Mr. Jerry E. Housand
4608 Poplar Avenue
Halethorpe, Maryland 21227

Re: Item No.: 238
Case No.: 95-242-A
Petitioner: J. E. Housand

Dear Mr. Housand:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/iv
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 30, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 30, 1995
Items 238, 239, 240, 242, and 243

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 1/25/95
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 1/23/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 238
239
240
241

LS:sp

LETTY2/DEPRM/TXTSPB



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 1/24/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

DISTRIBUTION MEETING OF JAN. 23, 1995.

Item No.: SEE BELOW Zoning Agenda:

Centleren:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 238, 239, 240, 241, 242 AND 243.

RECEIVED
JAN 25 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: H. TONYE WATSON

Re: Baltimore County
Item No.: 95-238 (JRA)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 19, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 229, 232, 238, 239, and 243

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary Kimo

PK/JL

ITEM229/PZONE/TXTJWL

RE: PETITION FOR VARIANCE
4608 Poplar Avenue, N/S Poplar Avenue,
140' W of Potomac Avenue, 13th Election
District, 1st Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Jerry E. Housand
Petitioner

CASE NO. 95-242-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Jerry E. Housand, 4608 Poplar Avenue, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

JERRY E. HOUSAND
4608 POPLAR AVE
HALETHORPE, MD 21227

JANUARY 4, 1995

TO WHOM IT MAY CONCERN:

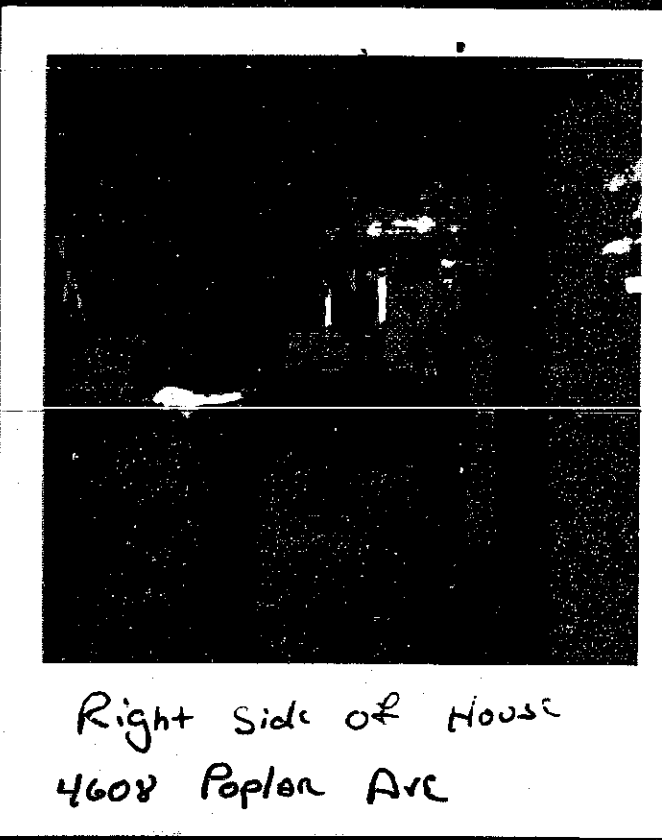
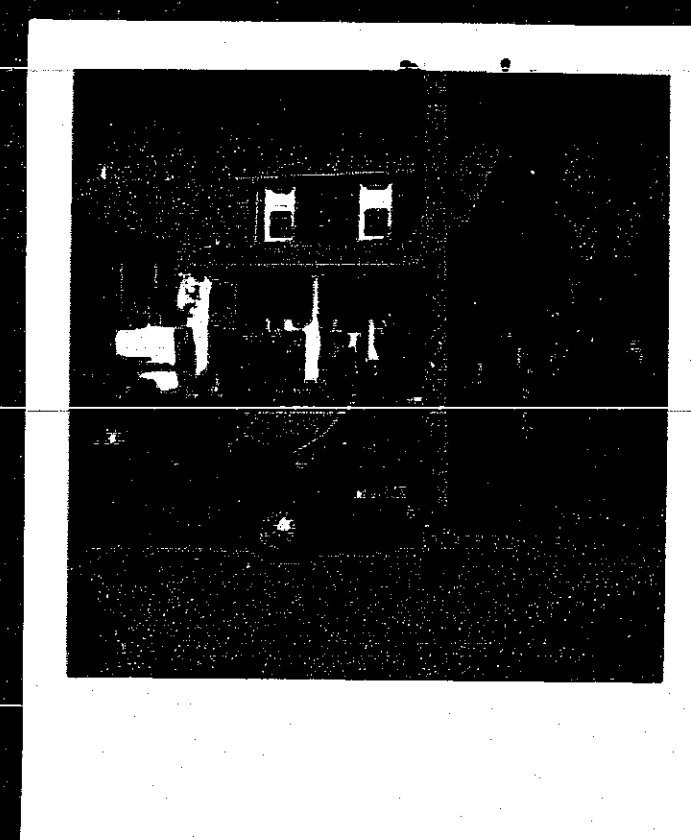
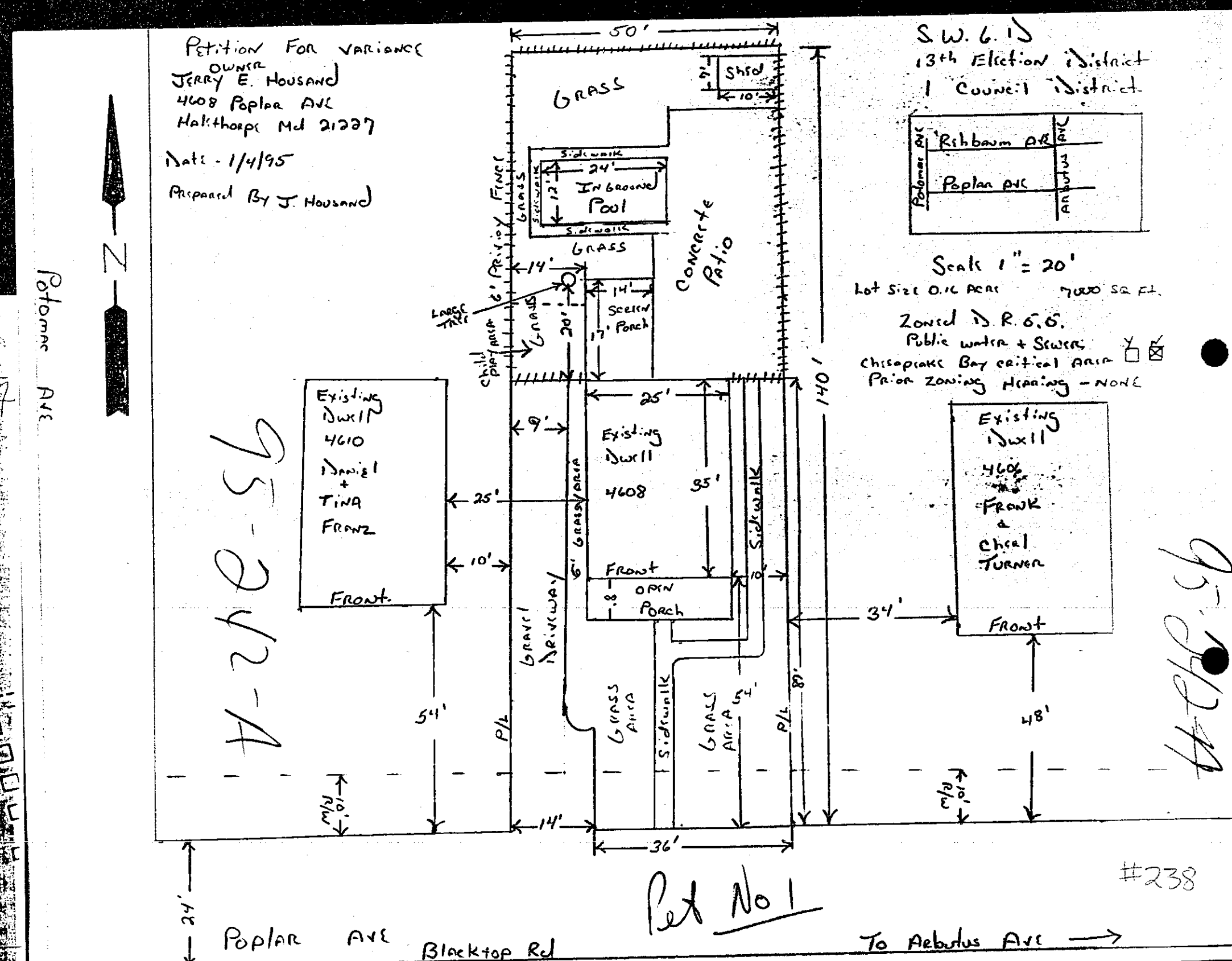
I AM APPLYING FOR A VARIANCE FROM BALTIMORE COUNTY WHICH WILL ALLOW ME TO PARK TWO (2) RECREATIONAL VEHICLES ON MY PROPERTY OR IN MY DRIVE WAY AT THE SAME TIME.

Point	Name	Address	Signature
1	HENRY A. PIEKARSKI	4607 REHBAUM AVE	<u>Henry A. Piekarski</u>
2	MARY E. PIEKARSKI	4607 REHBAUM AVE	<u>Mary E. Piekarski</u>
3	FREDERICK K. MILUS	4601 MAPLE AVE	<u>Frederick K. Milus</u>
4	LARRY KALPACH	4607 MAPLE AVE	<u>Larry Kalpach</u>
5	ROBERT E. YOUNG	938 IMPERIAL CT	<u>Robert E. Young</u>
6	DEBORAH L. YOUNG	938 IMPERIAL CT	<u>Deborah L. Young</u>
7	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
8	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
9	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
10	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
11	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
12	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
13	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
14	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
15	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
16	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
17	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
18	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
19	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>
20	SHARON HOUSAND	4608 POPLAR AVE	<u>Sharon Housand</u>

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

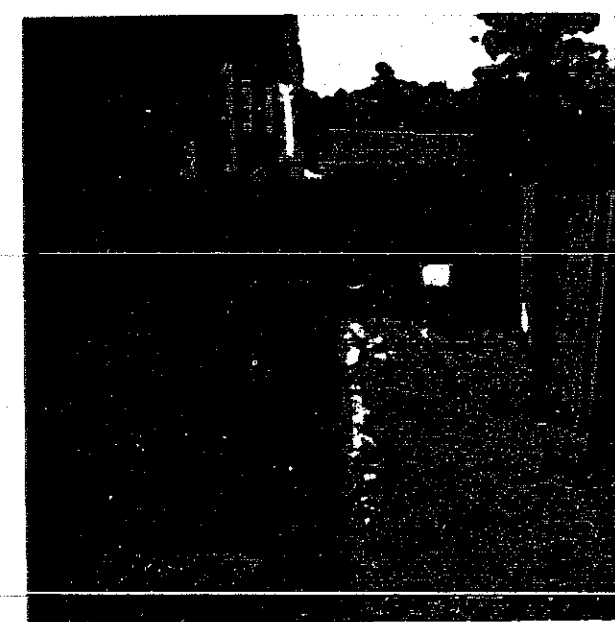
NAME	ADDRESS
<u>Jeffrey W. Long</u>	<u>4608 Poplar Ave Halethorpe 21227</u>
<u>Robert E. Young</u>	<u>938 IMPERIAL CT BMD 21227</u>
<u>Deborah L. Young</u>	<u>938 IMPERIAL CT BMD 21227</u>
<u>Sharon Housand</u>	<u>4608 Poplar Ave Halethorpe 21227</u>



Right side of House
4608 Poplar Ave



Backyard
4608 Poplar Ave 238



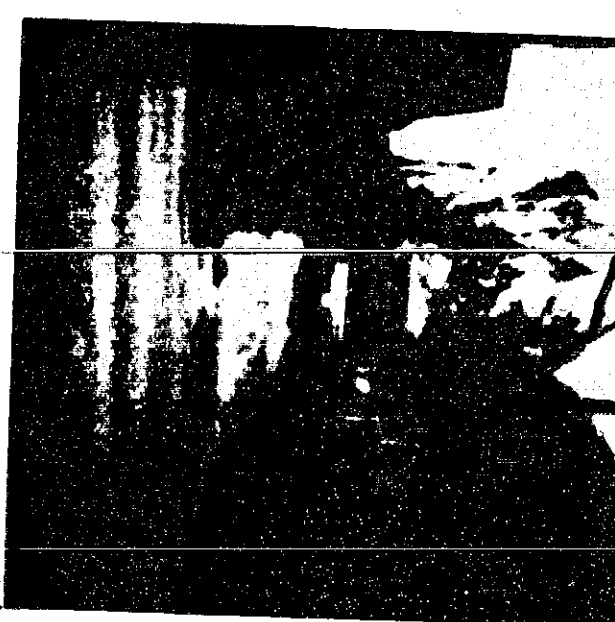
Backyard
4608 Poplar Ave 238



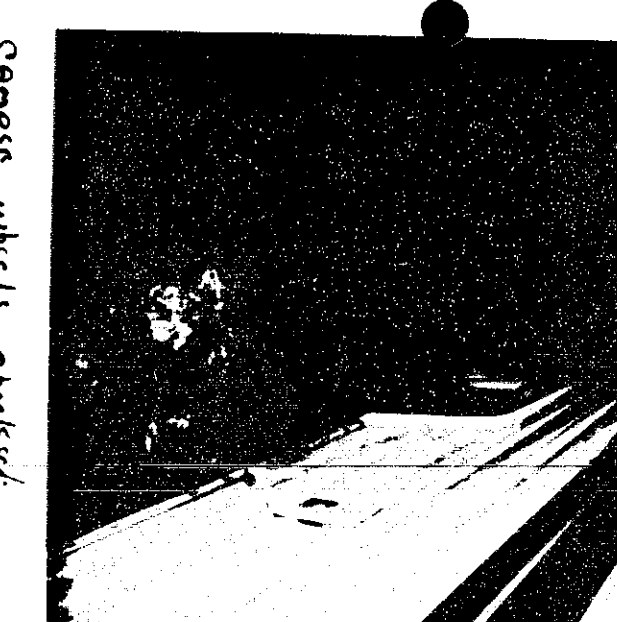
95-242-A 238



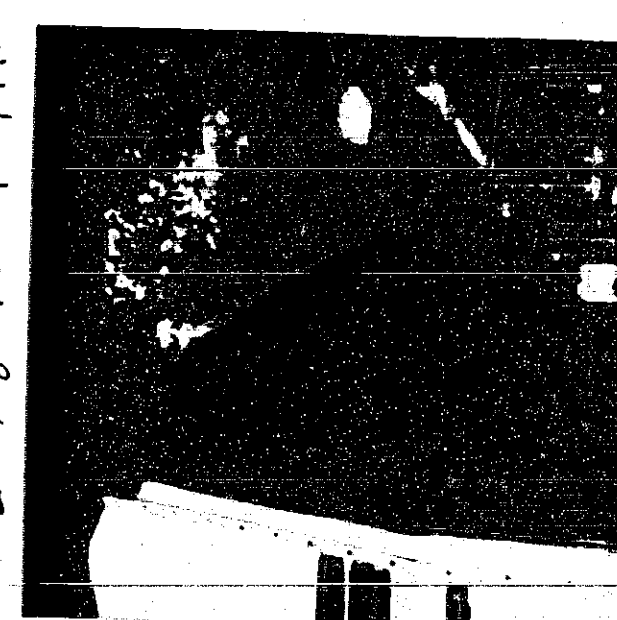
95-242-A 238



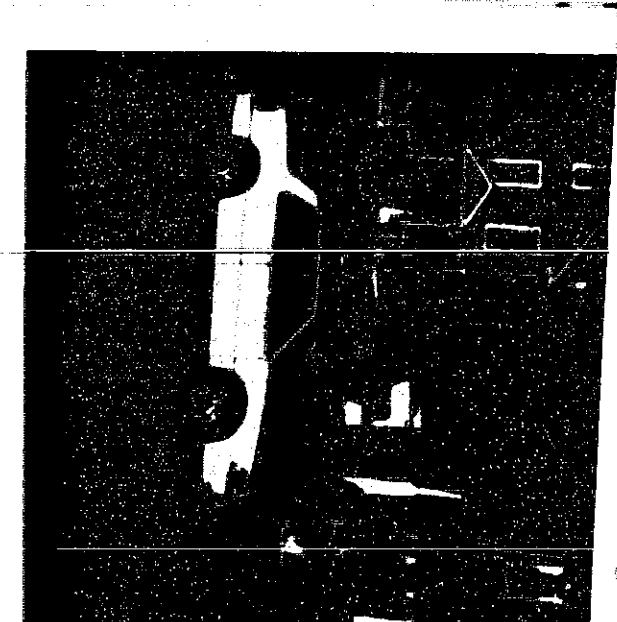
4608 Poplar Ave 95-242-A 238



95-242-A 238



95-242-A 238



95-242-A 238